REPORT / RECOMMENDATION

To: Members of the
Edina Housing and Redevelopment Authority

From: Bill Neuendorf
Economic Development Manager

Date: May 17, 2013

Agenda Item #: HRA VI.

Action ☒
Discussion ☐
Information ☐

Subject: HRA Resolution No. 2013-11,   CLARIFYING THE INCLUSION OF A PARCEL IN THE PARCEL LIST OF THE TAX INCREMENT FINANCING PLAN FOR THE SOUTHDALE 2 TAX INCREMENT FINANCING DISTRICT

Action Requested:

Adopt Resolution.

Information / Background:

On April 17, 2012, the City and HRA approved Resolutions 2012-58 and HRA 2012-4 to establish the Southdale 2 Tax Increment Financing (TIF) District. The approved plan included both a map defining the boundaries of the District and a list of parcels included in the District.

Recent review of the document identified an inadvertent omission in the parcel list. One of the units at the Westin Galleria hotel and condominiums was included in the map but omitted from the list. The missing unit is the Westin hotel, parcel number 29-028-24-34-0115.

The proposed resolution intends to clarify that this parcel is included within the Southdale 2 TIF District. Inclusion within the TIF District does not change the assessed valuation or the tax rate of the property. This clarification will be forwarded to the Hennepin County Assessor's Office.

Attachments:

HRA Resolution No. 2013-11

EDINA HOUSING AND REDEVELOPMENT AUTHORITY
CITY OF EDINA
COUNTY OF HENNEPIN
STATE OF MINNESOTA
RESOLUTION NO. 2013-11

CLARIFYING THE INCLUSION OF A PARCEL IN THE PARCEL LIST OF THE TAX INCREMENT
FINANCING PLAN FOR THE SOUTHDALE 2 TAX INCREMENT FINANCING DISTRICT

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Edina Housing and Redevelopment Authority (the "HRA") and the City of Edina, Minnesota (the "City"), as follows:

WHEREAS, the HRA and City Council ("Council") of the City previously established the Southeast Edina Redevelopment Project Area (the "Project Area") and adopted a Redevelopment Plan therefore pursuant to Minnesota Statutes, Sections 469.001 through 469.047, inclusive, as amended, in an effort to encourage the development and redevelopment of certain designated areas within the City; and

WHEREAS, on April 17, 2012, the HRA and City adopted a Modification to the Redevelopment Plan for the Project Area and established the Southdale 2 Tax Increment Financing District (the "TIF District") therein and adopted a Tax Increment Financing Plan (the "TIF Plan") therefor; all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.001 to 469.047 and Sections 469.174 to 469.1794, all inclusive, as amended; and

WHEREAS, on April 5, 2012, the HRA and City caused notice of the establishment of the TIF District to be published in *Edina Sun-Current* along with an accompanying map outlining the boundaries of the TIF District; and

WHEREAS, the published map of the TIF District is included in Appendix B of the TIF Plan and a list of the parcels within the TIF District is included in Appendix C of the TIF Plan; and

WHEREAS, the parcel identified by property identification number 29-028-24-34-0115 was intended to be included in the TIF District, is included in the published map of the TIF District, but was omitted from the list of parcels in Appendix C in the TIF Plan;

NOW, THEREFORE BE IT RESOLVED by the Board as follows

1. The following property, by property identification number, is included in the Southdale 2 TIF District: 29-028-24-34-0115.

2. The Executive Director of the HRA is authorized and directed to work with Ehlers & Associates, Inc., to forward the necessary documents to the Hennepin County Auditor's Office.

Dated: July 16, 2013.

Adopted: Attest:

_____   _____
James B. Hovland, Chair   Ann Swenson, Secretary

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)   SS
CITY OF EDINA   )

CERTIFICATE OF EXECUTIVE DIRECTOR

I, the undersigned duly appointed and acting Executive Director for the Edina Housing and Redevelopment Authority do hereby certify that the attached and foregoing Resolution is a true and correct copy of the Resolution duly adopted by the Edina Housing and Redevelopment Authority at its Regular Meeting of July 16, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, _____.

_____

Scott Neal, Executive Director